

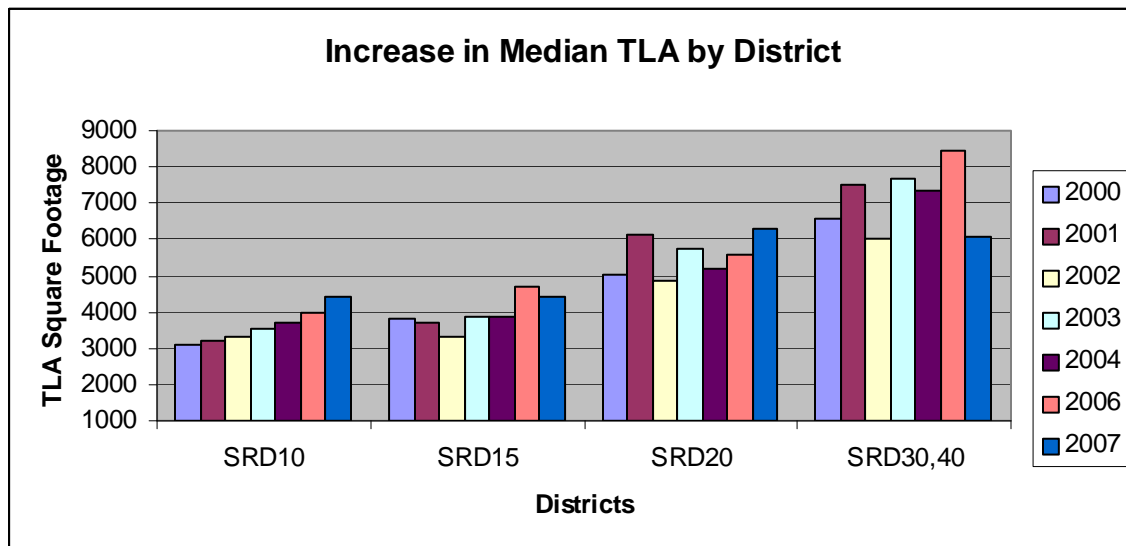
MEMO

DATE: August 15, 2007
TO: Planning Board
FROM: Meghan Jop
RE: Large House Review – Median TLA

The Town has 7,266 single-family dwelling units. The median TLA for the Town by the various Districts, SRD 10, SRD 15, SRD 20, and a combination of SRD 30 & 40, is as indicated below.

District	Median	# of units	% of Town
SRD 10	1796	3765	52%
SRD 15	2144	1142	16%
SRD 20	2933	2150	30%
SRD 30 & 40	3568	209	3%
Total SR Dwellings	2162	7266	100%

When looking at new construction from 2000-2006, it can be proven that TLA is in constant growth. The houses are getting larger every year, which validates some neighbors concerns.



In the SRD 10 zone there has been an increase in the last 7 years of TLA by over 1,300 square feet. These calculations do not take into account garages. SRD 15, SRD 20, and SRD 30 & 40 have some variation, but in general the houses being built are larger. Below are the tables for each District.

Single Residence District 10,000

Year	Median TLA*	Units Constructed
2000	3108	10
2001	3232	15
2002	3310	19
2003	3518	11
2004	3690	25
2005	3983	41
2006	4437	21

*Does not include garages

*3765 Dwelling Units in the zone with a median TLA of 1796 s.f.

Single Residence District 15,000

Year	Median TLA*	Units Constructed
2000	3832	2
2001	3724	13
2002	3328	11
2003	3842	11
2004	3845	6
2005	4681	16
2006	4425	7

*Does not include garages

*1142 Dwelling Units in the zone with a median TLA of 2144 s.f.

Single Residence District 20,000

Year	Median TLA*	Units Constructed
2000	5016	7
2001	6117	16
2002	4835	10
2003	5746	12
2004	5196	13
2005	5581	17
2006	6304	21

*Does not include garages

*2150 Dwelling Units in the zone with a median TLA of 2933 s.f.

Single Residence District 30,000 and 40,000

Year	Median TLA*	Units Constructed
2000	6575	4
2001	7521	5
2002	6047	2
2003	7695	3
2004	7327	2
2005	8474	3
2006	6063	3

*Does not include garages

*209 Dwelling Units in the zone with a median TLA of 3568 s.f.

In looking at the number of potential applications the Board would need to review (not including additions), the first scenario adds a two car garage at a standard 24' x 24 size with a total area of 576 square feet to the number of single-family dwelling units constructed from 2000-2006. The second scenario represents single dwellings constructed from 2000-2006 with a three-car garage at a standard 36' x 24' size with a total area of 864 square feet.

Scenario 1:

Determination of potential applications*

Year	SRD 10 4,500sf	SRD 15 5,500sf	SRD 20 6,600sf	SRD 30 & 40 8,000sf	Total Projects Reviewed
2006	16	2	11	0	29
2005	23	6	8	2	39
2004	8	1	4	1	14
2003	4	1	4	2	11
2002	5	2	0	0	7
2001	3	0	9	3	15
2000	1	0	1	2	4

* TLA plus a proposed 2-car garage (576 s.f.)

Scenario 2:

Determination of potential applications*

Year	SRD 10 4,500sf	SRD 15 5,500sf	SRD 20 6,600sf	SRD 30 & 40 8,000sf	Total Projects Reviewed
2006	18	3	12	1	34
2005	31	9	8	2	50
2004	13	1	4	1	19
2003	4	2	6	2	14
2002	6	2	0	0	8
2001	5	0	11	3	19
2000	2	0	1	2	5

* TLA with a proposed 3 car garage (864 s.f.)

The SRD 10 and SRD 20 are two districts where the proposed threshold seems to hit a large number of properties, without the inclusion of additions.